



WILKINSON
PLANNING

Planning, Design and Access Statement

SITE

Units 4 & 5, Woodlands Business Park, Tenpenny
Hill, Thorrington, Essex, CO7 8JD

PROPOSAL FOR

Erection of temporary storage building (3 years)

PROPOSAL BY

T & M Vehicles Ltd

January 2024

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1.0 Introduction

1.1 This Planning Statement is produced for and on behalf of T & M Vehicles LTD in respect of an application for planning permission for the erection of a temporary storage building (3 years) at Woodlands Business Park, Tenpenny Hill, Thorrington, Essex, CO7 8JD.

1.2 This Statement will consider the planning policy position and provide an overview of the relevant material considerations relating to the proposed development. It will be demonstrated that the proposal, which is minor in nature, would accord with the development plan when read as a whole. Accordingly, planning permission should be granted without delay.

1.3 The extract below shows the location of the site relative to its surroundings and other nearby development:

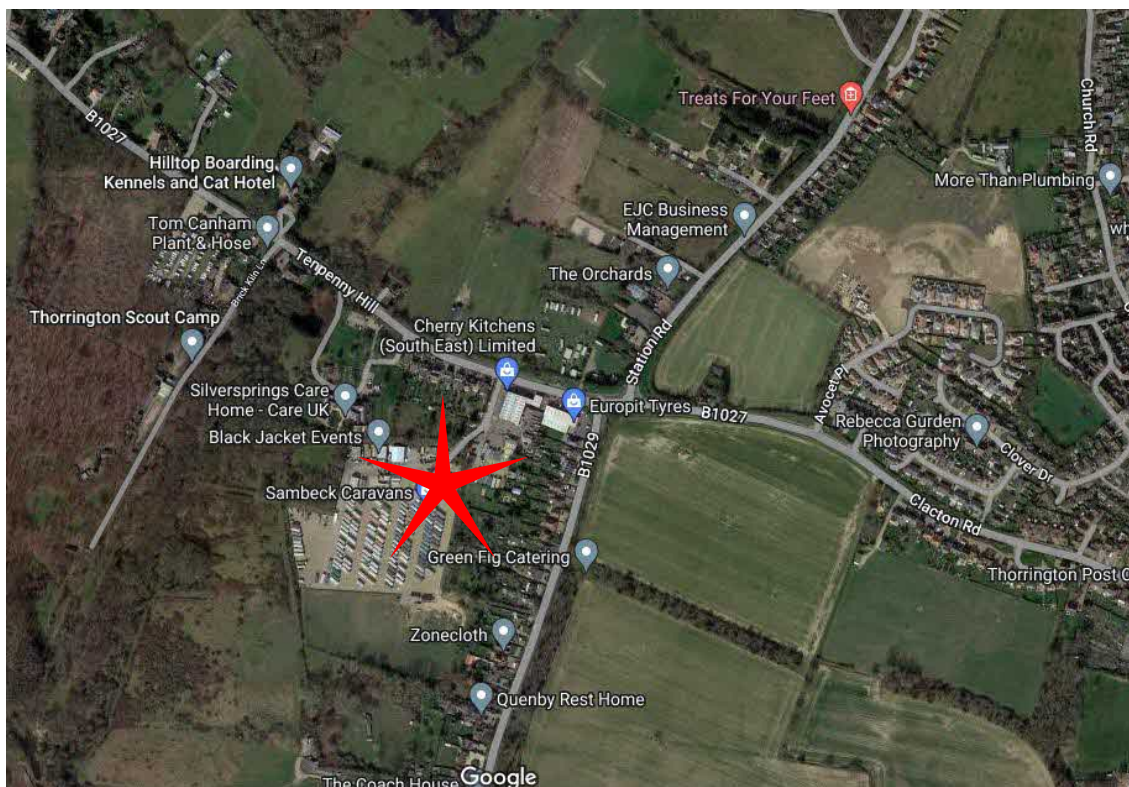


Figure 1.3.1 Aerial View (site starred in red)

2.0 Site and Surroundings

2.1 The application site is located south of Tenpenny Hill, immediately west of residential properties adjoining Brightlingsea Road. The site is located within Woodlands Business Park and is accessed via a private road along the west side of Cherry Kitchens Limited, following signage for Sambeck Caravans located immediately south of the site. There is a care home to the west of the site and agricultural land to the east, beyond Brightlingsea Road which continues south.

2.2 The site is within the settlement boundary of Thorrington and does not fall within any protected landscape. The site is in Flood Zone 1 (very low fluvial flooding) and is also at a very low risk of pluvial flooding. There are no protected trees on site that would be affected by the development. The site is of low ecological value given the existing commercial use.

3.0 Proposal

3.1 Planning permission is sought for the erection of a temporary storage building at Woodlands Business Park. Its low-set form would ensure that it would be barely perceptible from the public realm given the large commercial buildings to the north of the proposal site and caravan park to the south. The storage building will be of simple design and construction to integrate with the nearby commercial buildings at the business park:

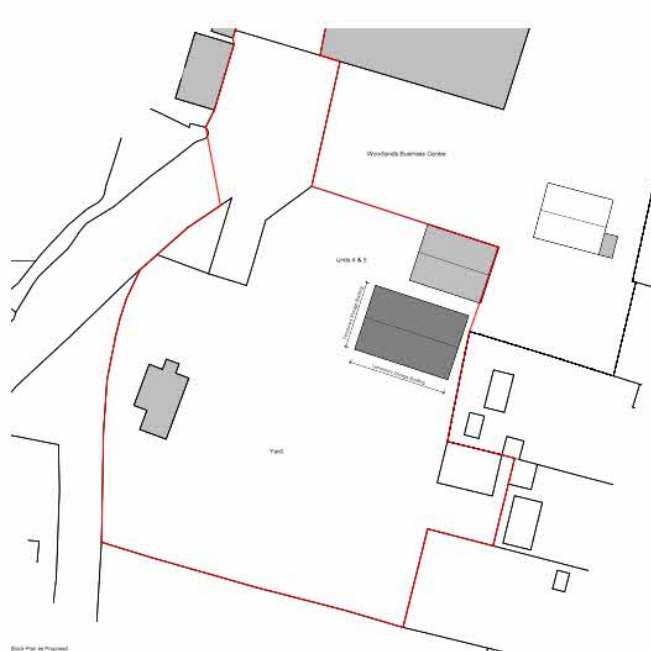


Figure 3.3.1 Proposed Block Plan

4.0 Planning Policy

4.1 The National Planning Policy Framework 2023 (NPPF) contains the Government’s planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with ‘the Plan’ unless material considerations indicate otherwise.

4.3 The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers in interpretation the NPPF.

4.4 The site does not fall within an area with either an emerging or adopted Neighbourhood Plan.

4.5 In the circumstances of this application, the Development Plan for the Tendring district comprises the Tendring District Local Plan 2013 – 2033, with Sections 1 and 2 adopted January 2021 and January 2022 respectively.

4.6 The Local Plan for Tendring consists of:

Tendring District Council Local Plan 2013-2033 and Beyond: North Essex Authorities’ Shared Strategic Section 1 Plan (2021)

Policy SP1: Presumption in Favour of Sustainable Development

Policy SP2: Recreational Disturbance Avoidance and Mitigation Strategy

Policy SP3: Spatial Strategy for North Essex

Policy SP4: Meeting Housing Needs

Policy SP7: Place Shaping Principles

Tendring District Local Plan 2013-2033 (2022)

Policy SPL1: Managing Growth



Policy SPL2: Settlement Development Boundaries
Policy SPL3: Sustainable Design
Policy PPL9: Listed Buildings
Policy PPL10: Renewable Energy Generation
Policy LP1: Housing Supply
Policy LP2: Housing Choice
Policy LP3: Housing Density and Standards
Policy LP4: Housing Layout
Policy HP5: Open Space and Recreation Facilities
Policy CP1: Sustainable Transport and Accessibility

Supplementary Planning Guidance

Essex Coast Recreational Disturbance and Avoidance Mitigation Strategy (2020)
Nationally Described Space Standard (2019)
Essex Design Guide (2018)
Essex County Council Development Management Policies (2011)
Essex County Council Parking Standards Design and Good Practice Guide (2009)
Tendring Provision of Open Recreational Open Space for New Development (2008)

National Planning Policy Framework (2023)

Para 7: Achieving sustainable development
Para 8: Three objectives to sustainable development
Para 10: Presumption in favour of sustainable development
Para 11 – 14: The presumption in favour of sustainable development
Para 38: Decision making
Para 47 – 50: Determination of planning applications
Para 126 – 136: Achieving well designed places
Paras 189 – 208: Conserving and enhancing the historic environment

4.7 The proposed development has been primarily assessed having had regard to core policies Policies SP1, SP3, SP5, SPL1, and PP7. This statement will consider other material planning polices in turn.

5.0 Planning History

5.1 The site has been subject to several applications across commercial and industrial use. None of the applications directly relate to the proposal, which the LPA are invited to consider on its own merits.

6.0 Material Planning Considerations

6.1 Principle of Development

6.2 At a local level, policy SP1 echoes the presumption in favour of sustainable development defined at paragraph 11 of the NPPF, ensuring that there is a positive and pro-active approach to development. It is clear, therefore, that the presumption is set out within the development plan and, as such, the application of the presumption is not simply weighed as a material consideration within the NPPF but is a consideration against which all proposals must be determined. The development plan has primacy, and the LPA would be incorrect in law if they chose not to apply it.

6.3 Further to this, Policy SP3 highlights that the diversification of the rural economy is supported by the LPA, alongside conservation and enhancement of the natural environment. This echoes the economic objective within paragraph 8 of the NPPF, in that sufficient provision of land to help build a strong, responsive and competitive economy constitutes sustainable development.

6.4 Policy PP7 relates to employment allocations and states that proposals for new employment-related development outside of the allocated employment sites within the Local Plan will be considered having regard to their potential to support economic growth within the district and the requirements of other policies in the Local Plan, as per later in this statement. This is accompanied by Policy SP5 which states that the LPA will pursue a 'flexible approach' to economic sectors showing growth potential.

6.5 The purpose of the temporary storage building is to enable vehicle servicing and maintenance to emergency services vehicles. The site operator has long been part of the emergency vehicle supply chain in Essex, and requires temporary space in order to undertake day to day operations which have long been established on the land.

6.6 For the reasons set out above, the proposal fully accords with the relevant Local Plan policies and the NPPF. The principle of development is therefore robustly supported at a local and national level. The principle of the proposal is acceptable in this respect, and there is nothing before the LPA to suggest otherwise.

6.7 Design and Layout

6.8 Policies SPL3 and SP7 seek to ensure development of high-quality design and contribute to a sense of place in line with paragraph 130 of the NPPF. Policy SP7 sets out general broad place-making principles in which all development must accord with and assimilate into its surroundings in a cohesive manner.

6.9 Policy SPL3 in particular relates to three aspects of sustainable design: Design, Practical Requirements and Impacts and Compatibility. The proposals comply with all 3 aspects in that the building design assimilates with the built surroundings, whilst fulfilling the practical requirements such as easy access from the highway and does not conflict with the criteria outlined relating to impact and compatibility.

6.10 For reasons similar to those above, the proposed building is sensitively designed to preserve the existing character and appearance of the site and wider area, particularly having regard to the commercial/industrial surroundings. To that extent the building is of a high standard and would in any event be largely imperceptible from the public realm recognising its modest scale and the presence of similarly designed buildings in the immediate surrounding. The overall effect on the visual amenity of the area would be nugatory and certainly not harmful.

6.11 The proposal is therefore acceptable in this regard.

6.12 Residential Amenity

6.13 Policy SP7 and paragraph 131 of the NPPF seek to protect existing residential amenity but no issues arise in this respect: by virtue of the scale, form, and detailed design, of the building and its siting, there would be no material impact on neighbouring occupiers.

6.14 There would be no loss of light, oppressive outlook, loss of privacy or overlooking and the proposal would not adopt an overbearing appearance to a significant and detrimental degree.

As such, the proposals comply with the Local Plan, NPPF and Essex Design Guide (2009) in relation to residential and visual amenity.

6.15 Highways

6.16 The parking provision would be provided in accordance with Essex Design Guide (2009) and would not in any event frustrate the more than adequate turning and manoeuvring space within the rest of the plot, off the highway. No other impacts arise recognising the existing lawful use of the site; no amendments to the existing access are proposed.

6.17 The application therefore accords with Policy CP1 relating to Sustainable Transport and Accessibility of the Local Plan and the NPPF, including paragraphs 110, 111 and 112 of the NPPF.

6.18 Sustainability

6.19 In accordance with policy SPL3 sustainable construction methods will be adopted wherever possible and this includes considerate building practices and the minimisation of waste.

6.20 This proposal for new employment-related development on commercial land outside of the allocations within the Local Plan fully supports economic growth in the district, social benefit to the district whilst conserving the natural environment and is therefore in accordance with Policy PP7, which contributes to achieving Objectives 2, 4 and 6 of the Local Plan.

6.21 Economically, the proposal would generate a benefit for local economy before, during and after construction. Socially, the development will provide commercial/employment space for the utilisation of the Emergency Services, thus also for the benefit of the wider community. Environmentally, there would be no adverse impacts to the natural surrounding environment due to the location within an existing business park.

6.22 The proposal reflects the essence of Policy SP1 of the Local Plan and paragraph 8 of the NPPF, and is therefore considered economically, socially, and environmentally sustainable.

6.23 Ecology and Biodiversity



6.24 The site presents no ecological concern on site, but the applicant acknowledges their duty to adhere to the Habitat Regulations 2017. The application site is located within an existing business park on commercial/employment land and is therefore not within an area which supports protected species. The proposals fully comply with policy PPL4.

7.0 Planning Balance

7.1 The development finds in-principle favour with the development plan and accords with it when viewed as a whole; it should be permitted without delay. Furthermore, the development would comply with the policies of the NPPF taken as a whole and this reinforces the direction of the development plan to grant planning permission.

7.2 It is therefore respectfully requested that planning permission be granted.